

00-0-0397

(Do Not Write Above This Line)

BY: CD/HR

AN ORDINANCE BY COMMUNITY  
DEVELOPMENT/HUMAN RESOURCES  
COMMITTEE TO CREATE THE 619  
EDGEWOOD COMMERCIAL ENTERPRISE  
ZONE

ADOPTED BY

MAY 15 2000

COUNCIL

☒ CONSENT REFER *Public Hearing*  
☐ REGULAR REPORT REFER *Held 5/9/00*  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred 4/3/00

Referred To: Community Development / Human Resources

First Reading

Committee  
Date  
Chair

CD/HR

3/23/00  
Steve Thompson

Committee

CD/HR

Date 4/12/00

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

CD/HR

Date 5/10/00

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

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First Reading

CD/HR

3/23/00  
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Other

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COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☒ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED

MAY 15 2000

D. M. Starns

COUNCIL PRESIDENT PROTEM

CERTIFIED

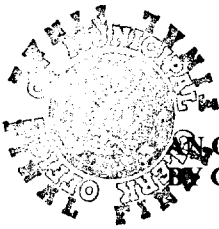
MAY 15 2000

Ruth Davidson Johnson  
MUNICIPAL CLERKAPPROVED  
MAYOR'S ACTION

MAY 23 2000

Amy Johnson

MAYOR



CITY COUNCIL  
ATLANTA, GEORGIA

AN ORDINANCE  
OF THE COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

00- ①-0397

**AN ORDINANCE TO CREATE THE 619 EDGEWOOD COMMERCIAL ENTERPRISE ZONE AND FOR OTHER PURPOSES.**

**WHEREAS** an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

**WHEREAS** enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

**WHEREAS** the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta authority to designate areas within the City as urban enterprise zones for commercial purposes if certain conditions are met; and

**WHEREAS** designation of a commercial enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property exempted by the City; and

**WHEREAS** types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

**WHEREAS** State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

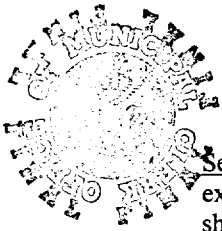
**WHEREAS** the city of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

**WHEREAS** it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for commercial construction and job creation purposes; and

**WHEREAS** the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of the 619 Edgewood Commercial Enterprise Zone;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS**

Section 1: It is found by the Council of the City of Atlanta that the area in and around 619 Edgewood is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare, and morals. It is further found that these areas, as is the case with 619 Edgewood are characterized by no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically and socially depressed areas designated herein as urban enterprise zones.



Section 2: The 619 Edgewood Commercial Enterprise Zone is hereby created. The effective date of all exemptions established therein shall be January 1, 2001. The 619 Edgewood Commercial Enterprise Zone shall be abolished on December 31, 2010. The 619 Edgewood Commercial Enterprise Zone shall otherwise not be abolished except as provided in State law. A legal description of the 619 Edgewood Commercial Enterprise Zone is attached hereto as Exhibit "A", and made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

Section 3: The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of the 619 Edgewood Commercial Enterprise Zone to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon approval by the Mayor of the City of Atlanta.

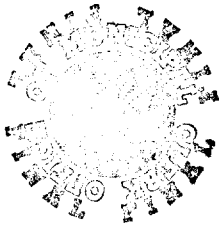
Section 4: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

**ADOPTED by the Council**  
**APPROVED by the Mayor**

May 15, 2000  
May 23, 2000



# Exhibit “A”

COUNTY OF DEKALB

## WARRANTY DEED

THIS INDENTURE, made this 11th day of February, 1999, between

CHARLES BRIDGES, JR.

hereinafter called Grantor, and

LOUIS G. LOCRICCHIO

hereinafter called Grantee;

**WITNESSETH:** That Grantor for and in consideration of the sum of \$10.00 and other valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 20 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

**BEGINNING** on the south side of Edgewood Avenue at a point 75 feet east of the southeast corner of Edgewood Avenue and Cornelia Street, and running thence east along the south side of Edgewood Avenue 25 feet; thence south along Lot #274, 116.2 feet to Ezzard Street; thence westerly along the northern side of Ezzard Street 26 feet; thence north 125 feet to the point of beginning; being Lot #273 as per plat of East Atlanta Land Company Property by O. F. Kauffman, C. E., and filed in Plat Book 3, Pages 3 and 4, Fulton County Records, and being improved property known as 619 Edgewood Avenue, S. E., Atlanta, Georgia 30312.


**TO HAVE AND TO HOLD** the said tract and parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.


**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

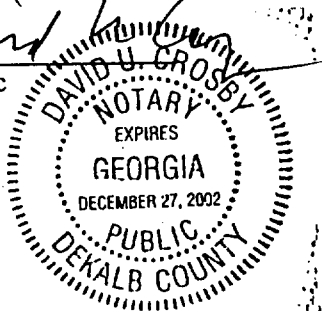
**IN WITNESS WHEREOF**, the said Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in the presence of:

  
unofficial witness

 (Seal)  
Charles Bridges, Jr.

  
notary public

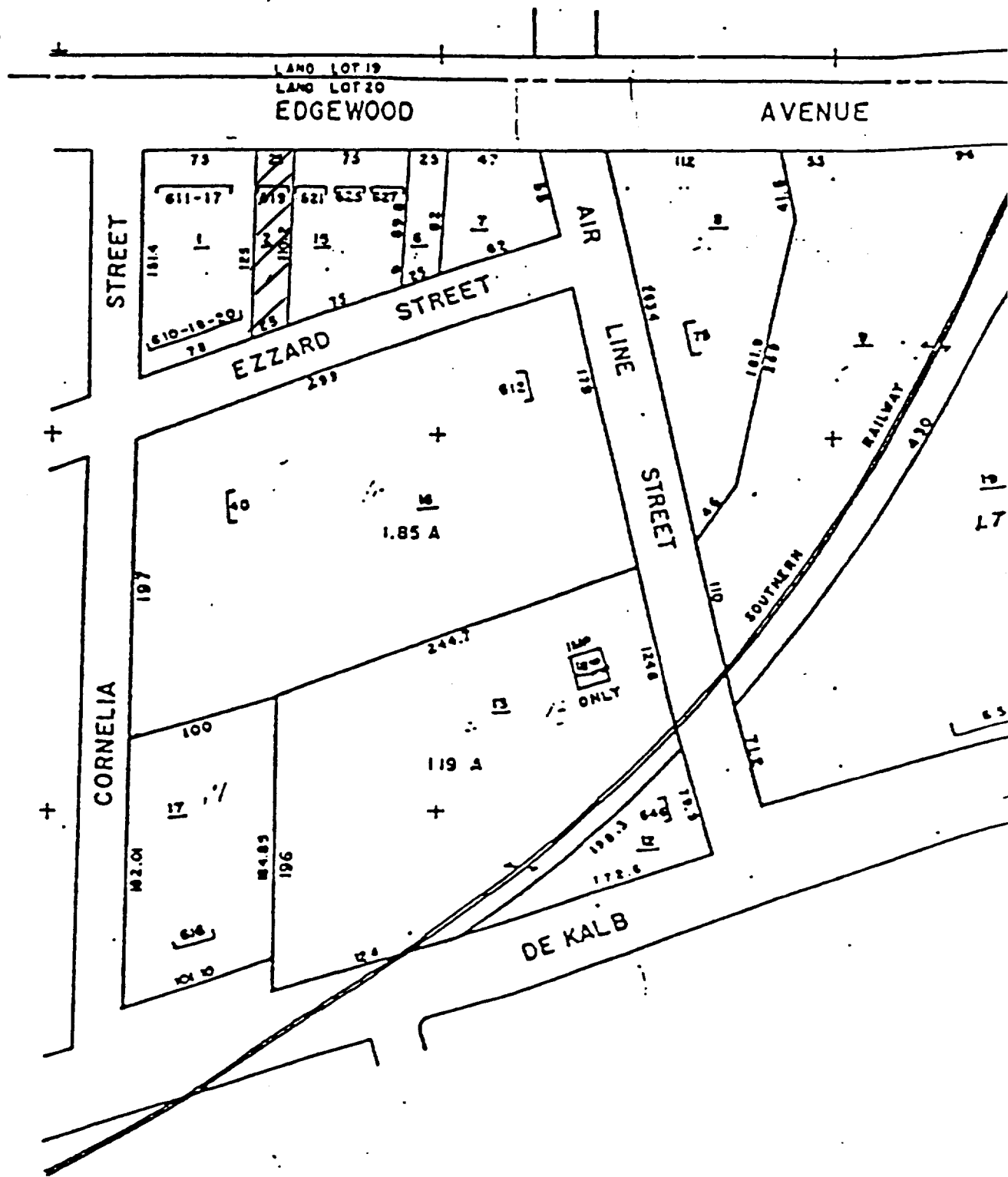
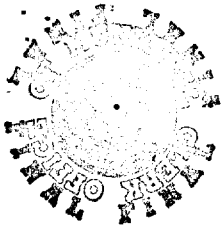




619 Edgewood



☐ Non-M parcels  
☐ Non-M streets  
☒ Project area



# GENERAL WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 12th day of July, in the year one thousand nine hundred ninety-three, between

**EARL W. MOON, JR.,** Individually and as  
Executor of the Estate of Nellie Bryant Moon

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**ERNEST GEYER, RICHARD TAYLOR and VICTOR COCHOFF**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND in or near the City of Atlanta, a part of Land Lot 20 in the 14th District of Fulton County, Georgia, being Lots 270, 271 and 272 of the property of East Atlanta Land Company, as per plat recorded in Plat Book 2, page 136, Fulton County, Georgia Records, being more particularly described as follows:

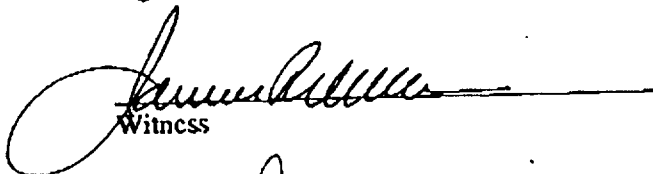
BEGINNING at a point on the southeast corner of Edgewood Avenue and Cornelia Street, and running thence east along the south side of Edgewood Avenue 75 feet to Lot 273; thence south along Lot 273, 125 feet to Ezzard Street; thence southwestwardly along Ezzard Street 78 feet to Cornelia Street; and thence north along the east side of Cornelia Street 151.4 feet to the POINT OF BEGINNING; this being all and the same property conveyed by East Atlanta Land Company to Mrs. F. C. Austell by deed dated August 27, 1906, recorded in Deed Book 245, page 248, aforesaid Records, and being improved property known as 609-15 Edgewood Avenue.

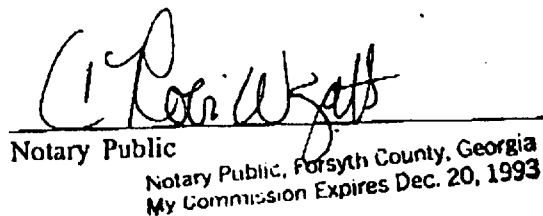
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

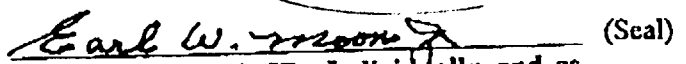
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

  
Witness

  
Notary Public  
Notary Public, Forsyth County, Georgia  
My Commission Expires Dec. 20, 1993

 (Seal)  
EARL W. MOON, JR., Individually and as  
Executor of the Estate of  
Nellie Bryant Moon

Fulton County, Georgia  
Real Estate Transfer Tax

Paid \$ 6.00  
Date 12/30/93

JUANITA HICKS  
Clerk, Superior Court

R.



175960013

GEORGIA, FULTON COUNTY  
FILED AND RECORDED

93 DEC 30 PM 1:39

JUANITA HICKS  
CLERK, SUPERIOR COURT





## WARRANTY DEED

FORM 88

GEORGIA: OFFICE SUPPLY CO. ATLANTA

FULTON COUNTY  
FILED AND RECORDED

STATE OF GEORGIA,

1935 JUL 17 PM 2-09

FULTON COUNTY, CLERK: JUANITA HICKS, SUPERIOR COURT

THIS INDENTURE, made this 1st day of November

in the year of our Lord One Thousand Nine Hundred and seventy-nine

Between Bernice I. Moore

of the State of Georgia and County of Rockdale of the first part

and Felix J. Moore

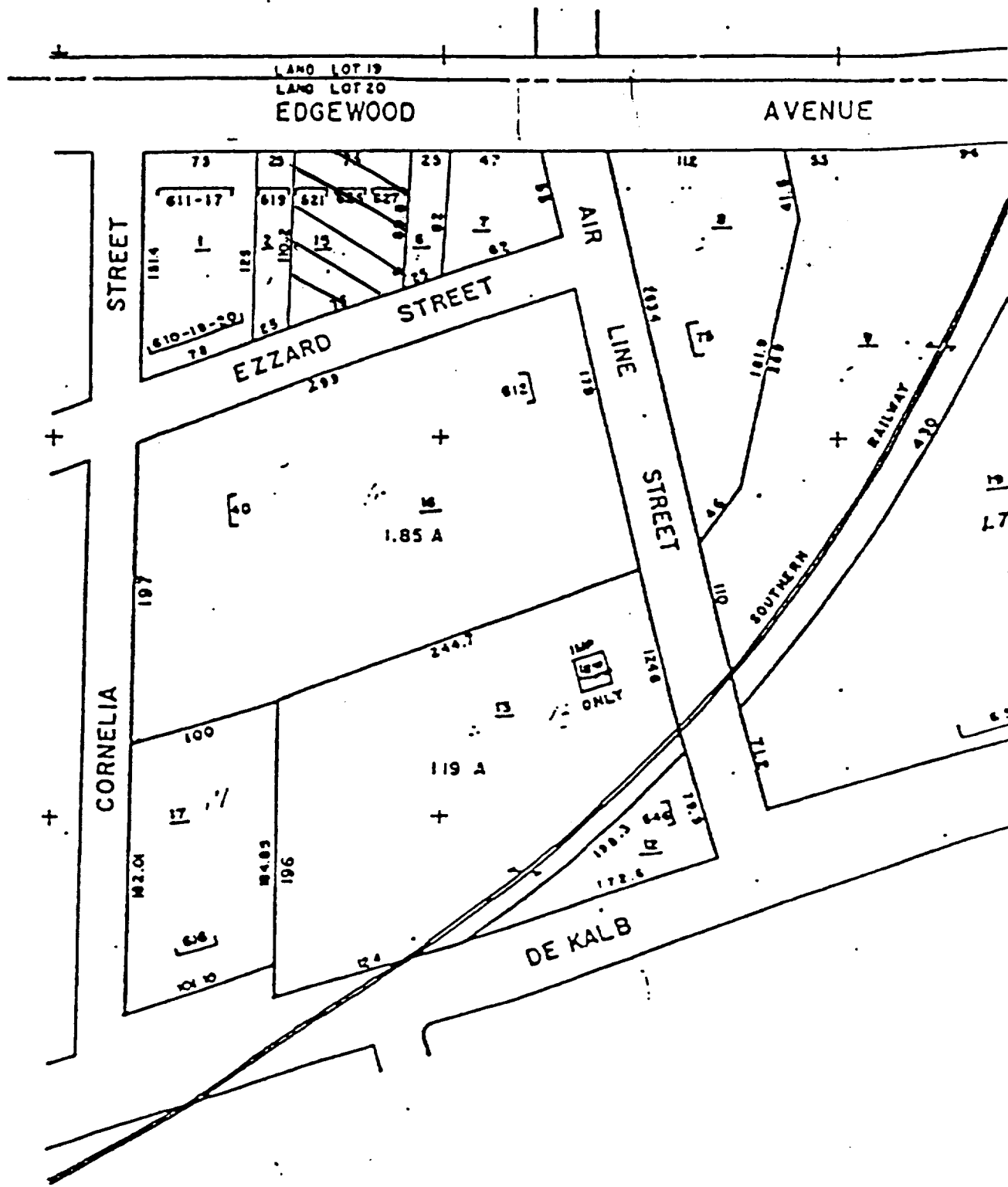
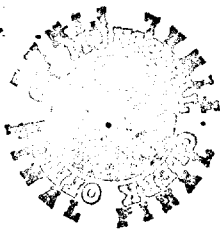
of the State of Georgia and County of Jasper of the second part

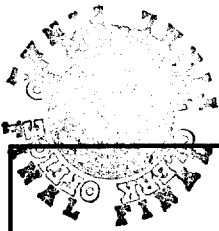
WITNESSETH: That the said part Y. of the first part, for and in consideration of the sum of  
TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARSin hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has  
granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said  
part Y. of the second part, his heirs and assigns, all that tract and parcel of landlying and being in Land Lot 20 of the 14th Land District of originally Henry,  
now Fulton County, Georgia, and being Lots 274, 275, and 276, respective  
ly, of the East Atlanta Land Company property, as per plat made by O. F.  
Kauffman, C. E., recorded in Plat Book 3, pages 4 and 5, in the Office  
of the Clerk of the Superior Court of Fulton County, Georgia, and more  
particularly described as follows:BEGINNING at a point on the south side of Edgewood Avenue 100 feet east  
from the southeast corner of Edgewood Avenue and Cornelia Street, as  
measured along the south side of Edgewood Avenue, and running thence  
east, along the south side of Edgewood Avenue, 75.1 feet to a point;  
thence south 89.8 feet to the northwest side of Ezzard Street; thence  
southwesterly, along the northwesterly side of Ezzard Street, 78.1 feet  
to a point; thence north 110.2 feet to the point of beginning; being  
improved property known as Nos. 621, 625, and 627 Edgewood Avenue, N. E.  
according to the present system of numbering houses in the City of  
Atlanta, Georgia.TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appur-  
tenances thereto, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof  
of the said part Y. of the second part, his heirs and assigns forever, IN FEE SIMPLE.And the said part Y. of the first part, for her heirs, executors and administrators  
will warrant and forever defend the right and title to the above described property unto the said party of the  
second part, his heirs and assigns, against the lawful claims of all persons whomsoever.IN WITNESS WHEREOF, That the said part Y. of the first part has hereunto set her hand  
and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Charlotte C. Maffee  
My commission expires 3/5/83.Bernice I. Moore (Seal)  
N.P. SEAL  
(Seal)  
(Seal)  
(Seal)

BOOK 19792 PAGE 287 (Seal)





## EVALUATION OF PROPOSED 619 EDGEWOOD COMMERCIAL ENTERPRISE ZONE

Criteria	Required	Proposed	Compliance
<b>1. Eligibility Criteria</b> a. Evidence of Pervasive Poverty b. Unemployment c. General Distress (High Crime or Vacant/Abandoned Buildings) d. Underdevelopment	Must meet 3 out of 4 Criteria a. Poverty rate of $\geq 20\%$ or more b. Census tract job loss $\geq 10\%$ c. High Crime or Vacant/Abandoned Buildings d. Lack of development activity $\leq 20\%$ for NPU as compared to the city as a whole	a. $\geq 30\%$ for CT 33 BG 1 b. <b>8.4%</b> c. Presence of Vacant/Abandoned Buildings d. 14% for NPU M	3 out of 4 criteria  ✓
<b>2. Acreage</b>	None	.459	✓
<b>3. CDP Consistency</b>	CDP Land Use Classification Low Density Commercial F.A.R. 0.0 - 3.0	Low Density Commercial F.A.R. = .83	✓
<b>4. Zoning Compliance</b>	C-2	C-2	✓
<b>5. Project Specificity</b>	Project Specific Zone or $\geq 50\%$ of Area-wide Zone	Project Specific	✓
<b>6. Non-Displacement</b>	Minimum Displacement	None	✓
<b>7. Job Creation</b>	First Source Jobs Policy	Proposes to comply	✓
<b>8. Financial Feasibility</b>	Chief Financial Officer's Statement of Fiscal Impact a. negative cash flow, or b. debt coverage ratio $< 1.20$ , or c. a variable-ratio DCR equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified	TBA	TBA

# COUNCIL PRESIDENT PROTEM DEBI STARNES PRESIDED

RCS# 1952  
5/15/00  
4:01 PM

Atlanta City Council

Regular Session

\*\*\*\*\*

CONSENT AGENDA PAGES (1 - 11)

ADOPT

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

SEE ATTACHED LISTING OF  
ITEMS ADOPTED/ADVERSED  
ON CONSENT AGENDA

NV McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	NV Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

ITEM (S) REMOVED FROM  
CONSENT AGENDA  
00-O-0654  
00-O-0396  
00-R-0329

COUNCIL PRESIDENT PITTS  
ABSTAINED ON 00-O-0523

COUNCILMEMBER MARTIN  
ABSTAINED ON 00-R-0660

\*\*\*\*\*

<b>05/15/00 Council Meeting</b>	
<b>ITEMS ADOPTED ON CONSENT AGENDA</b>	<b>ITEMS ADVERSED ON CONSENT AGENDA</b>
<ol style="list-style-type: none"> <li>1. 00-O-0204</li> <li>2. 00-O-0523</li> <li>3. 00-O-0649</li> <li>4. 00-O-0650</li> <li>5. 00-O-0255</li> <li>6. 00-O-0397</li> <li>7. 00-O-0398</li> <li>8. 00-O-0568</li> <li>9. 00-O-0050</li> <li>10. 00-O-0530</li> <li>11. 00-O-0531</li> <li>12. 00-O-0656</li> <li>13. 00-O-0378</li> <li>14. 00-O-0651</li> <li>15. 00-O-0652</li> <li>16. 00-O-0657</li> <li>17. 00-O-0664</li> <li>18. 00-O-0665</li> <li>19. 00-R-0623</li> <li>20. 00-R-0633</li> <li>21. 00-R-0678</li> <li>22. 00-R-0399</li> <li>23. 00-R-0400</li> <li>24. 00-R-0587</li> <li>25. 00-R-0624</li> <li>26. 00-R-0660</li> <li>27. 00-R-0591</li> <li>28. 00-R-0692</li> <li>29. 00-R-0597</li> <li>30. 00-R-0621</li> <li>31. 00-R-0622</li> <li>32. 00-R-0629</li> <li>33. 00-R-0630</li> </ol>	<ol style="list-style-type: none"> <li>34. 00-R-0598</li> <li>35. 00-R-0599</li> <li>36. 00-R-0600</li> <li>37. 00-R-0601</li> <li>38. 00-R-0602</li> <li>39. 00-R-0603</li> <li>40. 00-R-0604</li> <li>41. 00-R-0605</li> <li>42. 00-R-0606</li> <li>43. 00-R-0607</li> <li>44. 00-R-0608</li> <li>45. 00-R-0609</li> <li>46. 00-R-0610</li> <li>47. 00-R-0611</li> <li>48. 00-R-0612</li> <li>49. 00-R-0613</li> <li>50. 00-R-0614</li> <li>51. 00-R-0615</li> <li>52. 00-R-0616</li> <li>53. 00-R-0617</li> <li>54. 00-R-0618</li> <li>55. 00-R-0619</li> <li>56. 00-R-0620</li> <li>57. 00-R-0627</li> <li>58. 00-R-0628</li> <li>59. 00-R-0631</li> <li>60. 00-R-0632</li> </ol>